

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Alameda County Consortium**

State: **CA**

PJ's Total HOME Allocation Received: **\$65,100,424**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 93				
% of Funds Committed	94.51 %	96.49 %	53	96.48 %	36	35	
% of Funds Disbursed	89.15 %	88.28 %	38	89.00 %	52	43	
Leveraging Ratio for Rental Activities	8.08	5.83	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	90.38 %	77.63 %	36	83.25 %	61	38	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.81 %	70.30 %	24	70.99 %	81	68	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.69 %	81.96 %	42	81.75 %	53	48	
% of 0-30% AMI Renters to All Renters***	44.96 %	41.30 %	44	45.84 %	45	47	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.50 %	1	96.12 %	100	100	
Overall Ranking:			In State: 19 / 93		Nationally: 78 70		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$62,201	\$36,975		\$27,889	705 Units	49.10 %	
Homebuyer Unit	\$39,757	\$21,536		\$15,632	49 Units	3.40 %	
Homeowner-Rehab Unit	\$12,288	\$27,502		\$21,037	20 Units	1.40 %	
TBRA Unit	\$4,982	\$2,232		\$3,206	663 Units	46.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Alameda County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$170,907	\$277,089	\$12,288
State:*	\$141,290	\$116,319	\$28,818
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	28.9	44.9	80.0	40.4
Black/African American:	29.8	12.2	0.0	55.8
Asian:	19.9	10.2	0.0	0.0
American Indian/Alaska Native:	1.7	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	1.3	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.1	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.1	2.0	0.0	0.0
Asian/Pacific Islander:	3.8	2.0	0.0	0.0

ETHNICITY:

Hispanic	12.3	28.6	20.0	3.8
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HOUSEHOLD SIZE:

1 Person:	38.6	12.2	65.0	73.1
2 Persons:	26.5	8.2	35.0	21.2
3 Persons:	14.0	16.3	0.0	0.0
4 Persons:	9.9	32.7	0.0	1.9
5 Persons:	7.5	18.4	0.0	1.9
6 Persons:	2.7	6.1	0.0	1.9
7 Persons:	0.6	6.1	0.0	0.0
8 or more Persons:	0.1	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	29.1	14.3	10.0	76.9
Elderly:	27.4	2.0	80.0	1.9
Related/Single Parent:	21.7	14.3	0.0	17.3
Related/Two Parent:	16.9	65.3	10.0	3.8
Other:	5.0	4.1	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.1	0.0 [#]
HOME TBRA:	5.1	
Other:	27.1	
No Assistance:	48.7	

of Section 504 Compliant Units / Completed Units Since 2001 334

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Alameda County Consortium

State: CA

Group Rank: 78
 (Percentile)

State Rank: 19 / 93 PJs

Overall Rank: 70
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	90.38	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	82.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.69	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.62	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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